



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 19, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Resolution To Authorize Merger Of Parcels For Fire Station No. 1
And Dedicate An Easement For Frontage Of Chapala Street

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving the Execution of a Certificate of Voluntary Merger to Merge Certain Multiple Lots Underlying the Property Owned by the City of Santa Barbara Known as Fire Station No. 1, Located at 121 West Carrillo Street, and Dedicating an Easement Thereon for a Public Street Along the Frontage of Chapala Street, as Presently Traveled.

DISCUSSION:

The proposed Resolution is recommended to enable the permanent merger of the five lots that comprise Fire Station No. 1 into one single lot. The Resolution also recommends dedication of a street easement for the existing frontage portion of Chapala Street.

The merger of lots is required in connection with the City's redevelopment of the Fire Station No. 1 property as shown on the Attachment. The merger will eliminate interior lot boundaries and allow for certain planned window and door openings on structures that may otherwise encroach over interior lot lines, possibly compromise prudent property management practices, and not comply with building and zoning requirements. For comparison, the merger of multiple lots would be required in connection with City review of discretionary private projects having similar elements.

The proposed dedication of a street easement is to correct an apparent oversight that occurred circa 1926, when the City widened the easement width for Chapala Street from its original width of 60 feet to its current width of 80 feet. At that time, the City owned the property at 921 Chapala Street, acquired in 1919 for construction of the original fire station, and it appeared unnecessary to create an additional easement due to such ownership. However, an easement on the property is recommended to acknowledge the existing use of the frontage along Chapala Street.

When the new fire station at 121 West Carrillo Street was constructed, the old station was demolished. The vacated site has since been used to access the main fire station from Chapala Street.

In 1953, the City acquired the adjacent property at 927 Chapala Street. From 1966 until early this year, the City was leasing the property to Imperial Muffler and Auto Center (Imperial), a commercial business. The lease between the City and Imperial has been terminated in accordance with the terms of the most recent lease agreement.

In 1958, the City acquired the three lots that are now improved with Fire Station No. 1 located at 121 West Carrillo Street. The structures were built without respect for the existing interior lot lines. The project to redevelop the Fire Station No. 1 site has begun and certain elements of the work are scheduled to begin very soon and warrant the City's merger of the lots without delay.

California Government Code Section 64499.20-3/4 and City Municipal Code Chapter 27.30 provide the power and method for voluntary mergers of multiple contiguous lots without having to record any type of map. However, the merger must be accomplished by the recordation of an instrument in the Official Records. If the Resolution is adopted by Council, the proposed Certificate of Voluntary Merger will be executed by the Public Works Director and recorded to accomplish the proposed merger of all lots comprising Fire Station No. 1.

ATTACHMENT(S): Aerial Photograph

PREPARED BY: Homer F. Smith II, Principal Engineer/DI/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT



FIRE STATION NO. 1 – FIVE LOTS